



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**401 ATHABASCA Avenue #87, Fort McMurray T9J0A1**

MLS®#: **A2171288**      Area: **Abasand**      Listing Date: **10/04/24**      List Price: **\$285,000**  
 Status: **Active**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Fort McMurray**  
 Year Built: **2018**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,133**  
 Low Sqft:  
 Ttl Sqft: **1,133**

DOM

**78**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat:  
 Park Feat:

**Lawn**  
**Double Garage Attached, Garage Door Opener, Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony, BBQ gas line, Playground**

Construction: **Concrete, Mixed**  
 Flooring: **Carpet, Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**  
 Int Feat: **Built-in Features, Granite Counters, Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`9" x 15`6"	2pc Bathroom	Main	5`5" x 4`11"
4pc Bathroom	Second	4`11" x 8`4"	Bedroom	Second	13`6" x 9`1"
Bedroom	Second	10`2" x 9`10"	Bedroom - Primary	Second	12`9" x 12`2"
3pc Ensuite bath	Second	5`0" x 8`7"			

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$375

Fee Simple

R3

Fee Freq:

Monthly

Legal Desc: 0125598

Remarks

Pub Rmks: **this Abasand condo offers it all. Double garage +parking pad! Well designed main floor, kitchen / dining has plenty of windows, granite counters, undermounted sink and access to your raised deck with built in gas line for your BBQ. Living room over looks your fenced yard with a large picture window and cozy Fire place. Up stairs you will find 3 bedrooms. Primary includes a full ensuite .Entire Home is in great condition, has A/C, is close to hwy. shopping, walking distance to the schools and one of the best parts about Abasand is the access to trails and greenspace. all this in a well managed association. Cant be beat !**

Inclusions:  
Property Listed By: **existing window coverings  
COLDWELL BANKER UNITED**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800**





